

# minutes

## Capital Works Committee

MEETING HELD ON **TUESDAY, 7 MAY 2013**

**TABLE OF CONTENTS**

<b>Item No</b>	<b>Title</b>	<b>Page No</b>
	Declaration of Opening	3
	Apologies/Leave of absence	3
	Confirmation of Minutes	4
	Announcements by the Presiding Member without discussion	4
	Declarations of Interest	4
	Identification of matters for which the meeting may sit behind closed doors	4
	Petitions and deputations	4
	Reports	5
1	Update on 2012-13 Capital Works Program – [102496]	5
2	Monthly and Quarterly Capital Works Project Reports – [102496]	8
3	Admiral Park, Heathridge - Proposed Clubroom Redevelopment – [08434, 11809]	13
4	Bramston Park, Burns Beach - Proposed Development – [87611]	26
5	Hawker Park, Warwick - Proposed Redevelopment – [27121]	38
	Motions of which previous notice has been given	49
	Requests for Reports for future consideration	49
	Closure	49

## CITY OF JOONDALUP

MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD IN CONFERENCE ROOM 2, JOONDALUP CIVIC CENTRE, BOAS AVENUE, JOONDALUP ON TUESDAY, 7 MAY 2013.

### ATTENDANCE

#### Committee Members:

Cr Tom McLean, JP                      *Presiding Member*  
Mayor Troy Pickard  
Cr Geoff Amphlett, JP                *Deputy Presiding Member*  
Cr Brian Corr  
Cr Christine Hamilton-Prime  
Cr Teresa Ritchie  
Cr Philippa Taylor

*from 5.46pm*

#### Officers:

Mr Mike Tidy                              Director Corporate Services  
Mr Nico Claassen                        Director Infrastructure Services  
Mr Rohan Klemm                        Acting Manager Leisure and Cultural Services  
Mr Brad Sillence                        Manager Governance  
Mrs Deborah Gouges                    Governance Officer

### DECLARATION OF OPENING

The Presiding Member declared the meeting open at 5.45pm.

### APOLOGIES/LEAVE OF ABSENCE

#### Leave of Absence previously approved

Cr Kerry Hollywood                    1 May to 26 May 2013 inclusive.  
Cr Mike Norman                         4 May to 11 May 2013 inclusive.  
Cr Brian Corr                            19 May to 23 May 2013 inclusive.  
Cr Russ Fishwick, JP                    19 May to 23 May 2013 inclusive.

## **CONFIRMATION OF MINUTES**

### MINUTES OF THE CAPITAL WORKS COMMITTEE MEETING HELD ON 2 APRIL 2013

**MOVED Mayor Pickard, SECONDED Cr Amphlett that the minutes of the meeting of the Capital Works Committee held on 2 April 2013 be confirmed as a true and correct record.**

**The Motion was Put and**

**CARRIED (6/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime and Ritchie.

*Cr Taylor entered the Room, the time being 5.46pm.*

## **ANNOUNCEMENTS BY THE PRESIDING MEMBER WITHOUT DISCUSSION**

Nil.

## **DECLARATIONS OF INTEREST**

Nil.

## **IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS**

In accordance with Clause 76 of the City's *Standing Orders Local Law 2005*, this meeting was not open to the public.

## **PETITIONS AND DEPUTATIONS**

Nil.

**REPORTS****ITEM 1                    UPDATE ON 2012-13 CAPITAL WORKS PROGRAM**

---

<b>WARD</b>	All
<b>RESPONSIBLE DIRECTOR</b>	Mr Nico Claassen Infrastructure Services
<b>FILE NUMBER</b>	102496, 101515
<b>ATTACHMENT</b>	Attachment 1        Capital Works Project Report 2012-13
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').

---

**PURPOSE**

For the Capital Works Committee to note the update on the 2012-13 Capital Works Program.

**EXECUTIVE SUMMARY**

The Capital Works Project Report for the 2012-13 program, as at 31 March 2013, is attached (Attachment 1 refers).

*It is recommended that the Capital Works Committee NOTES the report on the Capital Works Projects for 2012-13 forming Attachment 1 to this Report.*

**BACKGROUND**

At its meeting held on 15 May 2012 (CJ094-05/12 refers), Council resolved inter alia to establish a Capital Works Committee to:

- *Oversee the monthly progress of the City's annual Capital Works Program and review of the City's Five Year Capital Works Program.*
- *Oversee the long term planning of major capital works projects not being the role of a Council Committee established for such purposes.*
- *Consider recommendations to modify the City's Capital Works.*

**DETAILS**

The Capital Works Project Report for the 2012-13 program, as at 31 March 2013, is provided as Attachment 1.

**Legislation / Strategic Community Plan / policy implications**

**Legislation** Sections 5.17 and 6.8 of the *Local Government Act 1995*.

A Committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City's Annual Budget. The Capital Works Committee could only recommend to the Council to approve or modify capital works projects.

**Strategic Community Plan**

**Key theme** Financial Sustainability.

**Objective** Major project delivery.

**Strategic initiative** Not applicable.

**Policy** Not applicable.

**Risk management considerations**

Not applicable.

**Financial/budget implications**

Not applicable.

**Regional significance**

Not applicable.

**Sustainability implications**

Not applicable.

**Consultation**

Not applicable.

**COMMENT**

The Capital Works Project Report for the 2012-13 program provides an update on the capital work activities undertaken as at 31 March 2013.

## **VOTING REQUIREMENTS**

Simple Majority.

**MOVED** Cr Hamilton-Prime, **SECONDED** Cr Ritchie that the Capital Works Committee **NOTES** the report on the Capital Works Projects for 2012-13 forming Attachment 1 to this Report.

**The Motion was Put and**

**CARRIED (7/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime, Ritchie and Taylor.

*Appendix 1 refers*

*To access this attachment on electronic document, click here: [Attach1agnCWC070513.pdf](#)*

## ITEM 2 MONTHLY AND QUARTERLY CAPITAL WORKS PROJECT REPORTS

<b>WARD</b>	All	
<b>RESPONSIBLE DIRECTOR</b>	Mr Nico Claassen Infrastructure Services	
<b>FILE NUMBER</b>	102496, 101515	
<b>ATTACHMENT</b>	Attachment 1	Currambine Community Centre and Delamere Park construction
	Attachment 2	Entry statements
	Attachment 3	Hodges Drive duplication
	Attachment 4	Marmion Foreshore car park
	Attachment 5	Mawson Park – landscape upgrade
	Attachment 6	Hillarys Park – landscape upgrade
<b>AUTHORITY / DISCRETION</b>	Information - includes items provided to Council for information purposes only that do not require a decision of Council (that is for 'noting').	

### PURPOSE

For the Capital Works Committee to note the monthly and quarterly project status reports for capital works projects.

### EXECUTIVE SUMMARY

At the Capital Works Committee meeting held on 7 August 2012 the Committee determined which capital works project reports were required and the frequency of reporting. The monthly and quarterly project reports are attached (Attachments 1 – 6 refer).

### BACKGROUND

At its meeting held on 7 August 2012 the Capital Works Committee requested that the following project reports be provided on a monthly and quarterly basis:

- Oceanside Promenade redevelopment – monthly.
- Moore Drive duplication – monthly.
- Currambine Community Centre and Delamere Park construction – monthly.
- Tom Simpson Park upgrade – monthly.
- Entry statements – monthly.
- Mirror Park skate park – monthly.
- Hodges Drive duplication – quarterly.
- Marmion foreshore car park – quarterly.
- Mawson Park – landscape upgrade – quarterly.
- Hillarys Park – landscape upgrade - quarterly.

## DETAILS

At its meeting held on 7 August 2012 the Capital Works Committee determined which capital work project reports were required on a monthly and quarterly basis. The

Oceanside Promenade redevelopment, Moore Drive duplication, Tom Simpson Park upgrade and Mirror Park skate park projects have been completed and the final project reports were presented to the Committee on 2 April 2013. A summary of the remaining projects and their current status is detailed below, with more detailed information in the attached project reports.

### Currambine Community Centre and Delamere Park construction

**Project description:** Design, tender and project management of the construction of Currambine Community Centre and a new park and car park at Delamere Park.

**Current status:** Works on the community centre are progressing well, the builder is approximately one week behind program.

The floor slabs are complete and the external works are 65% complete. The water supply has now been provided on site.

Marketing materials for the Delamere Park community consultation are being prepared.

### Entry statements

**Project description:** Installation of two entry statements to be installed at both ends of Marmion Avenue. The entry statement project underpins the concept of ‘a memorable gateway into the City of Joondalup, with visitors and residents “moving through” the design’. The scope of the project includes the installation of poles, signage, trees and ground treatments.

**Current status:** A revised design was presented to the Capital Works Committee on 2 April 2013 and is being revised in accordance with the resolution of Council at its meeting held on 16 April 2013 (CJ057-04/13 refers).

A new project report with updated milestones for the installation of the entry statements is being prepared and will be presented to the next Capital Works Committee meeting to be held on 4 June 2013.

### Hodges Drive duplication

**Project description:** The duplication of the existing carriageway to link with the constructed dual carriageway east of Marmion Avenue and includes a new dual lane roundabout at Venturi Drive, upgrade of the existing roundabout at Constellation Drive and a tie-in to the existing Ocean Reef Road roundabout.

**Current status:** Contractor appointed and works commenced on 5 March 2013.

Works are progressing on schedule.

Marmion Foreshore car park

Project description: To design and construct a decked public parking facility of about 85 bays to the north of the MAAC.

Current status: Financial Assistance Agreement with the Department of Regional Development and Lands endorsed.

Auction date for the sale of 2 Gull Street is 18 May 2013.

Mawson Park – landscape upgrade

Project description: Landscape Master Planning upgrades to Mawson Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.

Current status: Community consultation undertaken in February 2013, results analysed and community notified of results.

Irrigation tender awarded in February 2013 and works commenced in March 2013.

Ageing play equipment (swing sets) removed.

Hillarys Park – landscape upgrade

Project description: Landscape Master Planning upgrades to Hillarys Park aimed to reduce water consumption, improve access, improve aesthetics/amenity while continuing to provide high quality recreational opportunities for the community.

Current status: Community consultation undertaken in February 2013, results analysed and community notified of results.

Irrigation tender awarded in February 2013 and works commenced in March 2013.

Ageing play equipment has been removed.

**Legislation / Strategic Community Plan / policy implications**

**Legislation** Sections 5.17 and 6.80 *Local Government Act 1995*.

A Committee cannot make decisions, on behalf of the Council, that require an absolute majority decision (section 5.17 of the *Local Government Act 1995*), in which case, and in accordance with Section 6.8 of the *Local Government Act 1995*, includes approving expenditure not included in the City's Annual Budget. The Capital Works Committee could only recommend to the Council to approve or modify capital works projects.

**Strategic Community Plan**

**Key theme** Financial Sustainability.

**Objective** Major project delivery.

**Strategic initiative** Not applicable.

**Policy** Not applicable.

**Risk management considerations**

Not applicable.

**Financial/budget implications**

Not applicable.

**Regional significance**

Not applicable.

**Sustainability implications**

Not applicable.

**Consultation**

Not applicable.

**COMMENT**

The attached capital works project reports provide an update on the activities undertaken in the last month and quarter.

**VOTING REQUIREMENTS**

Simple Majority.

**MOVED Cr Amphlett, SECONDED Mayor Pickard that the Capital Works Committee NOTES the attached monthly and quarterly capital works project reports for:**

- 1 Currambine Community Centre and Delamere Park construction as detailed in Attachment 1 to this Report;**
- 2 Entry statements as detailed in Attachment 2 to this Report;**
- 3 Hodges Drive duplication as detailed in Attachment 3 to this Report;**

- 4 Marmion Foreshore car park as detailed in Attachment 4 to this Report;
- 5 Mawson Park – landscape upgrade as detailed in Attachment 5 to this Report;
- 6 Hillarys Park – landscape upgrade as detailed in Attachment 6 to this Report.

The Motion was Put and

**CARRIED (7/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime, Ritchie and Taylor.

*Appendix 2 refers*

To access this attachment on electronic document, click here: [Attach2agnCWC070513.pdf](#)

### **ITEM 3 ADMIRAL PARK, HEATHRIDGE - PROPOSED CLUBROOM REDEVELOPMENT**

<b>WARD</b>	North-Central	
<b>RESPONSIBLE DIRECTOR</b>	Mr Mike Tidy Corporate Services	
<b>FILE NUMBER</b>	08434, 11809, 101515	
<b>ATTACHMENT</b>	Attachment 1	Admiral Park aerial map
	Attachment 2	Community consultation results analysis report
	Attachment 3	Proposed development site plan
	Attachment 4	Proposed clubroom floor plan
	Attachment 5	Project capital cost estimate breakdown
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.	

#### **PURPOSE**

For Council to consider the results of the community consultation, concept plan and estimated capital costs for the proposed clubroom redevelopment at Admiral Park, Heathridge and endorse proceeding with the project.

#### **EXECUTIVE SUMMARY**

Admiral Park, Heathridge is classified as a 'Local Park' within the City's existing Parks and Public Open Spaces Classification Framework and is located on Admiral Grove, Heathridge. The park is currently utilised by the Ocean Ridge Junior Cricket Club and Whitford and Districts Senior Cricket Club in the summer and Joondalup and Districts Rugby League Club (juniors and seniors) in the winter.

Current infrastructure at the park includes a toilet/changeroom facility built in 1989, cricket centre wicket, two cricket training nets, playground, floodlights and car parking. The City currently spends an average of \$21,000 on operating expenses per annum on the existing facility. In 2009, the Rugby League Club undertook an extension of the toilet/changerooms to create a covered, enclosed spectator area where they also have some storage facilities.

The Rugby League Club is a member of Arena Community Sport and Recreation Association (ACSRA) which is based at Arena Joondalup. The Rugby League Club also shares the rugby pitch at Arena Joondalup with the Rugby Union Club which provides challenges with regard to training and match fixturing.

Upgrading the facilities at Admiral Park will provide a base for the Rugby League Club to operate from and allow the Rugby Union Club to be the sole winter user group of the playing surface at Arena Joondalup. In order to improve the facilities at Admiral Park, the City is proposing to refurbish the existing toilet/changerooms, redevelop the existing clubroom facility and improve the floodlighting.

At its meeting held on 20 November 2012 (CJ252-11/12 refers), after considering a recommendation from the Capital Works Committee, Council resolved:

*That Council REQUESTS that the refurbishment of Admiral Park Clubrooms be listed for consideration in the 2013-14 budget deliberations, with appropriate project planning completed prior to the end of the current financial year.*

Since the 20 November 2012 meeting, \$650,000 was included in the 2012-13 mid-year review budget process for the project. The estimated project cost was based on a preliminary sketch plan in order to provide general initial advice.

Community consultation for the project was conducted in February-March 2013. The City received a response rate of 19% from those directly consulted via a direct mail out and a further 51 submissions were received from individuals with an interest in the development. The facilities proposed for the site were supported by the majority of respondents with over 93% of people supporting all the proposed works.

The majority of concerns raised by the local residents were in relation to the shortage of existing parking provision at Admiral Park. As part of the project, limited additional parking could be provided by extending the existing car park.

A revised site plan and clubroom floor plan have been developed for the project and include the layout of the proposed six floodlights, redeveloped clubroom and possible car park extension. The redeveloped clubroom is proposed to include the refurbishment to the existing toilets, refurbishment and extension to the existing changerooms, new umpire and first aid room, storage for the existing sporting clubs and a new clubroom area that includes meeting space, kitchen and associated storage.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$1,265,000. The net cost of the new facility is estimated at \$22,000 per annum based on an expected income of \$13,000 and expenditure of \$35,000.

There are a number of options for consideration for the Admiral Park project in relation to further community consultation:

- Works to be included in the project.
- Delegated authority to appoint a construction contractor.

Currently there is \$650,000 listed within the 2012-13 Capital Works Budget for the Admiral Park redevelopment project of which \$500,000 will be carried forward to 2013-14. There is a further \$261,000 within the 2013-14 Capital Works Budget for the redevelopment giving a total of \$911,000 for the project. Within the 2014-15 Capital Works Budget there is \$100,000 for additional parking at the site and within 2016-17 there is \$115,000 for new floodlighting works.

Following the inclusion of funds within the 2012-13 budget for the project, detailed planning and site service forward works have been undertaken. Some of this work has included concept design, quantity surveyor estimate, structural engineer survey, floodlighting design and new switch board, sewer connection, gas connection and the installation of two hot water units at a cost of approximately \$150,000, giving a remainder \$761,000 of the project budget currently listed within the 2012-13 and 2013-14 years.

Based on the recommended options (remove floodlighting, parking and photovoltaic panels), the estimated project cost is reduced to \$858,990. This would result in a further \$97,990 required for the project.

Given the timelines associated with the Admiral Park redevelopment and response rate from the community consultation (over 93% of people supported all the proposed works), it is suggested that further community consultation for the project does not need to be conducted and it proceed to the next stage of the process which is detailed design and construction. It is also suggest that authority to appoint a construction contractor be delegated to the Chief Executive Officer to assist in progressing the project.

*It is therefore recommended that Council:*

- 1 *NOTES the findings and additional comments received as part of the of the community consultation process undertaken for the Admiral Park redevelopment project;*
- 2 *AGREES that further community consultation for the Admiral Park redevelopment project is not required and REQUESTS the project stakeholders and residents within 200 metres of the site be advised of the results of the initial consultation, the support received for the development and decision to proceed with the project;*
- 3 *APPROVES the proposed clubroom redevelopment and associated works at Admiral Park as detailed in this Report at a capital cost estimate of \$858,990;*
- 4 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for Admiral Park:*
  - 4.1 *\$650,000 within 2012-13 for the redevelopment project of which \$500,000 will be carried forward to 2013-14;*
  - 4.2 *\$261,000 within 2013-14 for the redevelopment project;*
  - 4.3 *\$100,000 within 2014-15 for additional parking;*
  - 4.4 *\$115,000 within 2016-17 for floodlighting works;*
- 5 *REQUESTS that an additional \$97,990 be listed for consideration within 2013-14 of the City's Five Year Capital Works Budget for the Admiral Park redevelopment project;*
- 6 *REQUESTS that an additional \$296,600 be listed for consideration within 2016-17 of the City's Five Year Capital Works Budget for floodlighting works at Admiral Park;*
- 7 *REQUESTS the Chief Executive Officer to arrange for the detailed design and tender process to be undertaken for the Admiral Park redevelopment project;*

- 8 *BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the Local Government Act 1995 the authority to accept tenders for the Admiral Park Clubroom redevelopment project subject to the price of tenders not exceeding \$858,990;*
- 9 *In accordance with City Policy 'Naming of Public Facilities' AGREES to name the facility to be constructed at Admiral Park Heathridge, 'Admiral Park Community Sporting Facility'.*

## **BACKGROUND**

Admiral Park, Heathridge is a 'Local Park' as part of the City's existing Parks and Public Open Spaces Classification Framework and is located on Admiral Grove, Heathridge (Attachment 1 refers). The park is currently utilised by the Ocean Ridge Junior Cricket Club and Whitford and Districts Senior Cricket Club in the summer and Joondalup and Districts Rugby League Club (juniors and seniors) in the winter. Current infrastructure at the park includes a toilet/changeroom facility built in 1989, cricket centre wicket, two cricket training nets, playground (recently upgraded and relocated at a cost of approximately \$88,000), four floodlights and 35 car parking bays. The City currently spends an average of \$21,000 on operating expenses per annum on the existing facility.

In 2009, the Joondalup and Districts Rugby League Club undertook an extension of the toilet/changerooms to create a covered, enclosed spectator area where they also have some storage facilities.

The Rugby League Club is a member of Arena Community Sport and Recreation Association (ACSRA) which is based at Arena Joondalup. Other members of ACSRA are Joondalup Brothers Rugby Union Club, Joondalup Netball Association and the Joondalup Little Athletics Association. The Rugby League Club also shares the rugby pitches at Arena Joondalup with the Rugby Union Club which provides challenges with regard to training and match fixturing.

Upgrading the facilities at Admiral Park will provide a base for the Rugby League Club to operate from and allow the Rugby Union Club to be the sole winter user group of the playing surface at Arena Joondalup.

In order to improve the facilities at Admiral Park, the City is proposing to refurbish the existing toilet/changerooms and redevelop the existing clubroom facility. The redevelopment will provide the existing sporting clubs with a facility that has larger changerooms along with an enclosed clubroom including meeting space, a kitchen facility and appropriate storage. It is proposed that the new facility would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities. To accommodate other potential user groups, a community group storeroom has been included in the building design. In order to have the facility redeveloped prior to the 2013-2014 rugby season, detailed design and construction works would need to commence in May and September 2013 respectively.

The existing floodlights at Admiral Park do not currently meet Australian Standards (large ball sports – training). It is therefore also proposed to improve the floodlighting at the site. The proposed floodlighting upgrade would involve the installation of six light poles up to 35 metres high, each fitted with up to four floodlights. The poles would replace the existing four, currently located at the park.

The overall level of brightness that would be achieved by the proposed floodlighting is 50 lux. This is consistent with the current Australian Standard (AS2560.2.3). The floodlighting upgrade intends to increase the illuminated playing surface of the park from localised areas to most of the oval playing space. This will enable greater opportunities for sport training to be undertaken in a safer manner.

At its meeting held on 20 November 2012 (CJ252-11/12 refers), after considering a recommendation from the Capital Works Committee, Council resolved:

*That Council REQUESTS that the refurbishment of Admiral Park clubrooms be listed for consideration in the 2013-14 budget deliberations, with appropriate project planning completed prior to the end of the current financial year.*

Since its 20 November 2012 meeting, \$650,000 was included in the 2012-13 mid-year review budget process for the project. The estimated project cost was based on a preliminary sketch plan in order to provide general initial advice.

Following the inclusion of funds within the 2012-13 budget for the project, detailed planning and site service forward works have been undertaken. Some of this work has included concept design, quantity surveyor estimate, structural engineer survey, floodlighting design and new switch board, sewer connection, gas connection and the installation of two hot water units.

## **DETAILS**

### **Community and Stakeholder Consultation**

Community consultation with residents living within a 200 metre radius from the site (281 households) was conducted for 21 days from Monday 18 February to Monday 11 March 2013. The consultation provided the local community with an opportunity to provide feedback on the proposed redevelopment at Admiral Park.

The consultation was advertised through the following methods:

- Direct mail out - cover letter, frequently asked question sheet and comment form was sent to all residents within 200 metres of Admiral Park, the adjacent primary school and the sporting clubs currently using the oval.
- Site signage - two signs were placed at Admiral Park during the community consultation period.
- 'Club's In Focus' e-newsletter - information was added to the February 2013 edition with links to the City's website for further details or to complete the comment form.
- Website - information and comment form was available on the community consultation page of the City's website during the community consultation period.

The full results of the community consultation are included as Attachment 2. The City received 105 valid responses of which 54 were from residents living within a 200 metre radius of the site or stakeholders directly consulted, which is a response rate of 19%. There were also 51 submissions made by individuals living outside the 200 metre radius of the site. A summary of the results is included below.

With regard to the residential location of respondents, the majority live within the City of Joondalup (72.4%) and nearly a quarter within the City of Wanneroo (24.8%).

Demographics

Of the responses received, almost one quarter were submitted by people aged between 25 and 34 years. The City also received a significant proportion of responses from people aged between 18 and 34, and 55 and 64 years.

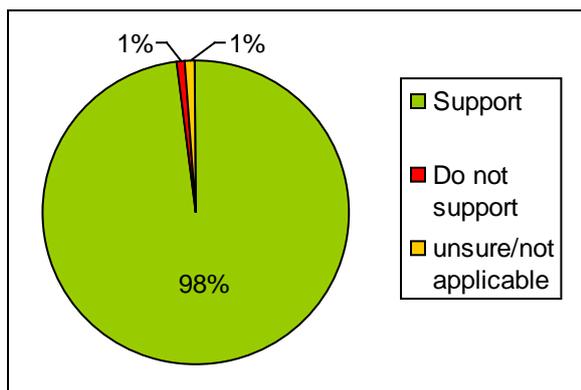
Use of Admiral Park

The majority of respondents (70.5%) use Admiral Park for informal recreation (such as walking, running, playing, dog walking and the like.). Additionally, just over half of the respondents use Admiral Park for organised sport and recreation (such as rugby and cricket).

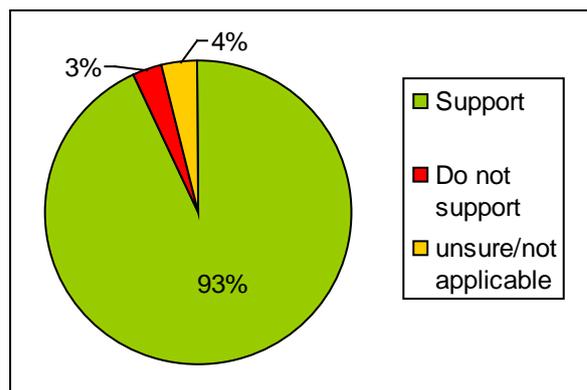
New proposed infrastructure

Respondents were asked to indicate if they supported the redevelopment of the existing clubroom, refurbishment and extension of the existing toilets/changerooms and new sports floodlighting. Of the responses received, the majority indicated support for all proposed works at Admiral Park as shown in the below charts.

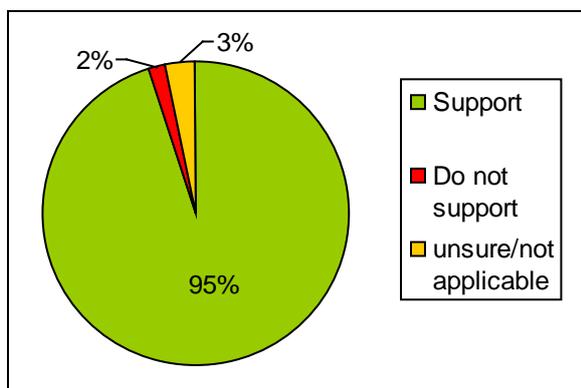
Refurbishment of existing toilets/changerooms



Floodlighting



Redevelopment of clubroom facility



### Additional Comments

Respondents who indicated that they did not support the various new infrastructure proposed as part of the project were asked why. A total of three respondents did not support one or more of the infrastructure proposed. These respondents shared concerns relating to:

- increased power usage to operate the floodlighting
- potential for floodlighting to “spill over” into surrounding houses
- potential increases in antisocial behaviour, littering and dumping
- potential escalation in parking issues and dangerous driving/“hooning”.

In addition, seven respondents who supported the proposal also provided additional comments relating to the project. These respondents shared concerns relating to:

- ensuring floodlighting does not “spill over” into surrounding houses
- addressing existing parking issues and dangerous driving/“hooning” at the park
- ensuring noise levels are kept to a minimum.

### Car parking

The majority of concerns raised by the local residents were in relation to the existing parking provision at Admiral Park. Residents living near the site stated that parking is currently an issue on training and game days with cars parked on the park verge and adjacent streets. Some state that there are issues with cars parking across footpaths, private property, verges and in no parking areas.

Over two weekends in April (rugby game days) an assessment of the parking issues at Admiral Park was undertaken. On both Saturdays, the car park was full with a further 37 vehicles parked along the park verge. There were also 14 vehicles parked on residential verges on adjacent streets. A number of parking infringements were issued for parking on the pavement.

Notably, WA Police have identified road and pedestrian safety issues linked to car parking on the verge on the west side of Admiral Grove, next to the park during sporting events.

The car park at Admiral Park currently has 33 parking bays. This is considered typical for a park with similar facilities however Admiral Park caters for two senior rugby league games at once, as well as junior rugby participants, which results in further pressure on the parking facilities. As part of the project scoping and concept design, additional parking was considered by extending the existing car park toward the facility.

### **Site and concept plan**

Following the 20 November 2012 Council meeting and consultation with the existing sports clubs currently using Admiral Park, a revised site plan and clubroom floor plan were developed and are included as Attachments 3 and 4 respectively.

The site plan (Attachment 3 refers) indicates the layout of the proposed six floodlights, redeveloped clubroom, possible car park extension of 11 bays and also shows the recently relocated playground.

The clubroom floor plan (Attachment 4 refers) includes refurbishment to the existing toilets; refurbishment and extension to the existing changerooms; new umpire and first aid room; storage for the existing sporting clubs; and a new clubroom area that includes meeting space (85m<sup>2</sup>), kitchen and associated storage. To accommodate other potential user groups, a community group storeroom has also been included in the building design.

### **Estimated capital project costs**

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and is included as Attachment 5. A summary of the cost estimate has been broken down into the following components:

Item	Cost
Clubroom facility	\$366,370
Floodlighting	\$411,600
Additional parking of 11 bays	\$20,000
Bin wash down area	\$6,000
Paths/access ways	\$6,050
Site Services (water)	\$8,000
Photovoltaic (solar) panels	\$52,500
Demolition Works	\$30,000
Earthworks / siteworks	\$8,080
Retaining wall	\$25,700
Preliminaries	\$99,700
Contingencies	\$105,000
Professional fees	\$60,000
Temporary toilets/changerooms for the duration of the refurbishment works	\$40,000
CCTV equipment, cabling etc	\$20,000
Approval fees	\$6,000
<b>TOTAL</b>	<b>\$1,265,000</b>

It is important to note that the capital cost estimate was based on concept plans only and is subject to a variance of around plus/minus 10% once detailed design has been undertaken. It is therefore estimated that the total project could cost up to \$1,391,500.

### **Issues and options considered**

There are a number of options for consideration for the Admiral Park project in relation to further community consultation:

- Works to be included in the project.
- Delegated authority to appoint a construction contractor.

### Community consultation

Development projects such as this would normally include two rounds of community consultation. The first, the results of which are included in this report, provides the local community with an opportunity to provide feedback on the proposed project. The second round of consultation seeks comment on the specific project details such as the site plan, facility layout and any changes to the project as an outcome to the first round of consultation.

Given the timelines associated with the Admiral Park project and the overwhelming support for the proposed works indicated as part of the initial consultation, one option for the project is to not undertake further consultation for the project. This would see the project able to proceed to detailed design and construction stages with the completion date to coincide with the commencement of the 2014 rugby league season.

The risk associated with not undertaking further consultation on the project is in relation to ensuring that the local community engaged as part of the initial consultation is advised of this decision. As part of the initial consultation, those directly consulted were advised that if the project was endorsed to progress to the next stage then a concept plan would be released for community comment before the project progressed any further. This issue could be addressed by advising residents within 200 metres of the site and other stakeholders the results of the initial feedback, the support received for the project and decision to proceed with the project.

### Project works

Given the capital cost estimate for the total project either the whole project can be endorsed to proceed or if cost savings are required the following options are considered appropriate:

- Floodlighting - estimated cost of \$411,600. Currently there is \$115,000 listed within the 2016-17 Capital Works Budget for floodlighting works at Admiral Park. Additional funds could be listed for consideration within the 2016-17 budget and these works staged to occur in that financial year. This would also give the City the opportunity to apply for external grant funding contribution from the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF).
- Parking – limited additional bays (11) were estimated at \$20,000. Currently there is \$100,000 within the 2014-15 Capital Works Budget for a car park extension at Admiral Park. Staging a car park extension in 2014-15 would provide the ability to plan a more suitable parking resolution at the site and provide more than the additional 11 bays considered during the concept design of this project.
- Photovoltaic (solar) panels – estimated cost of \$52,500. These can be installed on the facility at a later stage if suitable and can also attract external grant funding to assist with the cost. Photovoltaic panels installed at other similar facilities are currently saving the City approximately \$2,500 per annum in utility costs.

It is recommended that the parking and floodlighting works be staged in 2014-15 and 2016-17 years respectively.

Not installing photovoltaic (solar) panels as part of this part of the project will reduce project costs by \$52,500.

### Delegated Authority

The Chief Executive Officer currently has the delegated authority to accept tenders to an amount of \$300,000. Typically, following the tender process for construction works on a project with a value like this, a report would be made to Council to endorse the appointment of a construction contractor. With the timelines associated with this project, this authority to appoint could be delegated to the Chief Executive Officer. Based on the capital cost estimate for the project it is recommended that Council delegate to the Chief Executive Officer the authority to appoint a construction contractor up to the value of \$858,990 (capital cost estimate plus 10%). A variance amount of 10% has been added to the amount for delegated authority due to the capital cost estimate being based on concept plans only and is subject to a variance of around plus/minus 10% once detailed design has been undertaken.

**Legislation / Strategic Community Plan / policy implications**

**Legislation** Sections 5.42 and 5.43(b) of the *Local Government Act 1995*.

**Strategic Community Plan**

**Key theme** Community Wellbeing.

**Objective** Quality facilities.

**Strategic initiative**

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

**Policy** Not applicable.

**Risk management considerations**

Any capital project brings risks in relation to contingencies and over runs against original design. The capital cost estimate is based on high level concept designs and may differ once further detailed designs are undertaken for the project.

There is also a risk associated with not undertaking further consultation on the project. This issue could be addressed by advising all residents within 200 metres of the site and other key stakeholders of the results of the initial feedback, the support received for the project and decision to proceed with the project.

**Financial/budget implications**

Currently there is \$650,000 listed within the 2012-13 Capital Works Budget for the Admiral Park redevelopment project of which \$500,000 will be carried forward to 2013-14. There is a further \$261,000 within the 2013-14 Capital Works Budget for the redevelopment giving a total of \$911,000 for the project.

Following the inclusion of funds within the 2012-13 budget for the project, detailed planning and site service forward works have been undertaken. Some of this work has included concept design, quantity surveyor estimate, structural engineer survey, floodlighting design, power upgrade and new switch board, sewer connection, gas connection and the installation of two hot water units at a cost of \$150,000, giving a remainder \$761,000 of the project budget currently listed within the 2012-13 and 2013-14 years.

Within the 2014-15 Capital Works Budget there is \$100,000 for additional parking at the site and within 2016-17 there is \$115,000 for new floodlighting works.

Based on the capital cost estimate for the project a further \$630,500 would be required to complete the works detailed in this report. If cost savings are required the following options are considered appropriate:

- Floodlighting – estimated cost of \$411,600. Currently \$115,000 listed within the 2016-17 budget. Option to stage this part of the project in 2016-17. Further budget funds of \$296,600 will be required.
- Parking – limited additional parking estimated at \$20,000. Currently there is \$100,000 within the 2014-15 Capital Works Budget for a car park extension at Admiral Park. Option to stage this part of the project in 2014-15.
- Photovoltaic (solar) panels – estimated cost of \$52,500. These can be installed on the facility at a later stage if suitable and can also attract external grant funding to assist with the cost.

It is recommended that the parking and floodlighting works be staged in 2014-15 and 2016-17 years respectively. This reduces the estimated project cost by \$431,600.

Not installing photovoltaic (solar) panels as part of this part of the project will reduce project costs by \$52,500.

Based on the recommended options (remove floodlighting, parking and photovoltaic panels), the estimated project cost is reduced to \$858,990. This would result in a further \$97,990 required for the project.

Below is a summary of the option to undertake the whole project as outlined in this report or for cost savings - not including additional parking, floodlighting or installing photovoltaic (solar) panels as part of the project in 2013-14.

Option	Existing project budget (for 2013-14)	Estimated total cost (including 10% variance allowance)	Additional budget funds required
Full project	\$761,000	\$1,391,500	\$630,500
Remove carpark extension; floodlighting and solar panels	\$761,000	\$858,990	\$97,990

Based on a similar size building (Forrest Park Community Sporting Facility) the net cost of the new facility is estimated at \$22,000 per annum based on an expected income of \$13,000 and expenditure of \$35,000.

All amounts quoted in this report are exclusive of GST.

### **Regional significance**

Not applicable.

### **Sustainability implications**

#### Environmental

Any redevelopments at Admiral Park will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

### Social

The project has included consultation with local residents and user groups of the oval to ensure that feedback received represents the diverse needs of the City's community. Any developments at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

### Economic

One of the main principles of the City's Master Planning Framework is the development of 'shared' and 'multipurpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

### **Consultation**

Results of the initial community consultation completed recently have been outlined in the details section of this report. The full results of the community consultation are included as Attachment 2. A decision needs to be made whether further community consultation will be undertaken for this project.

### **COMMENT**

The City received a response rate of 19% from the recent community consultation undertaken for the Admiral Park redevelopment project. The high level of responses from people living within 200 metres of the park indicates the importance of the site to the local and nearby residents and a strong level of interest in the outcome of the redevelopment project.

With 51 submissions made by interested individuals living outside the 200 metre radius of the site and just over half of the respondents using Admiral Park for organised sport and recreation (such as rugby and cricket), it is clear that the redevelopment of the facilities is important to the local sporting clubs that use the oval.

Based on the recommended options (remove floodlighting, parking and photovoltaic panels), the estimated project cost is reduced to \$858,990. This would result in a further \$97,990 required for the project.

Given the timelines associated with the Admiral Park redevelopment and response rate from the community consultation (over 93% of people supported all the proposed works), it is suggested that further community consultation for the project does not need to be conducted and it proceed to the next stage of the process which is detailed design and construction. To avoid any issues arising from this, project stakeholders and residents within 200 metres of the site could be advised of the results of the initial consultation, the support received for the development and the decision to proceed with the project.

Furthermore, due to condensed project timelines, it is suggest the authority to appoint a construction contractor could be delegated to the Chief Executive Officer. Based on the capital cost estimate for the project it is recommended that Council delegate to the Chief Executive Officer the authority to appoint a construction contractor up to the value of \$858,990.

### **VOTING REQUIREMENTS**

Absolute Majority.

**MOVED Cr Hamilton-Prime, SECONDED Cr Amphlett that Council:**

- 1 NOTES the findings and additional comments received as part of the of the community consultation process undertaken for the Admiral Park redevelopment project;**
- 2 AGREES that further community consultation for the Admiral Park redevelopment project is not required and REQUESTS the project stakeholders and residents within 200 metres of the site be advised of the results of the initial consultation, the support received for the development and decision to proceed with the project;**
- 3 APPROVES the proposed clubroom redevelopment and associated works at Admiral Park as detailed in this Report at a capital cost estimate of \$858,990;**
- 4 NOTES the following amounts are currently listed within the City’s Five Year Capital Works Budget for Admiral Park:**
  - 4.1 \$650,000 within 2012-13 for the redevelopment project of which \$500,000 will be carried forward to 2013-14;**
  - 4.2 \$261,000 within 2013-14 for the redevelopment project;**
  - 4.3 \$100,000 within 2014-15 for additional parking;**
  - 4.4 \$115,000 within 2016-17 for floodlighting works;**
- 5 REQUESTS that an additional \$97,990 be listed for consideration within 2013-14 of the City’s Five Year Capital Works Budget for the Admiral Park redevelopment project;**
- 6 REQUESTS that an additional \$296,600 be listed for consideration within 2016-17 of the City’s Five Year Capital Works Budget for floodlighting works at Admiral Park;**
- 7 REQUESTS the Chief Executive Officer to arrange for the detailed design and tender process to be undertaken for the Admiral Park redevelopment project;**
- 8 BY AN ABSOLUTE MAJORITY DELEGATES to the Chief Executive Officer in accordance with section 5.42 of the *Local Government Act 1995* the authority to accept tenders for the Admiral Park Clubroom redevelopment project subject to the price of tenders not exceeding \$858,990;**
- 9 In accordance with City Policy ‘Naming of Public Facilities’ AGREES to name the facility to be constructed at Admiral Park Heathridge, ‘Admiral Park Community Sporting Facility’.**

**The Motion was Put and**

**CARRIED (7/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime, Ritchie and Taylor.

*Appendix 3 refers*

*To access this attachment on electronic document, click here: [Attach3a9nCWC070513.pdf](#)*

## **ITEM 4                      BRAMSTON PARK, BURNS BEACH - PROPOSED DEVELOPMENT**

<b>WARD</b>	North	
<b>RESPONSIBLE DIRECTOR</b>	Mr Mike Tidy Corporate Services	
<b>FILE NUMBER</b>	87611, 101515	
<b>ATTACHMENT</b>	Attachment 1	Bramston Park aerial map
	Attachment 2	Proposed development site plan
	Attachment 3	Proposed clubroom floor plan
	Attachment 4	Project capital cost estimate breakdown
	Attachment 5	Active open space review – supplementary report
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.	

---

### **PURPOSE**

For Council to consider the concept plan and estimated capital costs for the proposed development at Bramston Park, Burns Beach and endorse proceeding with the project.

### **EXECUTIVE SUMMARY**

Bramston Park is 3.93 hectares and is located on Bramston Vista, Burns Beach. The park is classified as Crown Land currently managed by the developer (Peet Limited) and is due for handover to the City in July 2013. There are currently no facilities or floodlights at the park.

It is proposed that given the dimensions of Bramston Park, it be allocated to a rectangle sport for winter and a suitable summer sporting group. For a club to use this park successfully, infrastructure such as a community sporting facility and floodlighting is required. It is proposed that the facility would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities. Other infrastructure proposed for the site includes a carpark, BBQ/picnic area with drink fountain, cricket centre wicket and playground.

Community consultation was undertaken in July 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of over 39%. Just under 50% of respondents did not oppose the development of a community sporting facility and floodlighting at the site. Just over 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

At its meeting held on 11 December 2012 (CJ280-12/12 refers), Council considered the project and based on the number of respondents in support and opposition to the proposed development being so close, requested the development of concept plans for the proposed redevelopment.

A site plan and facility floor plan have been developed for the project and include the layout of the proposed four new floodlights, carpark, community sporting facility, playground, BBQ/picnic area with drink fountain and synthetic centre cricket wicket. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk/kitchenette, two meeting areas of 52.5m<sup>2</sup> and 75m<sup>2</sup> both overlooking the oval, associated storage, CCTV room and covered spectator verandah area.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$3,020,000 which includes detailed design, tender documentation, forward works and construction. The net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000.

There are a number of options for consideration for the Bramston Park project in relation to further community consultation, works to be included in the project and external grant funding.

Currently listed in the City's Five Year Capital Works Program is \$317,000 for the detailed design stage of the project (2013-14) and \$1,750,000 for the construction works (2014-15) giving a total of \$2,067,000 for the overall project. Also listed is \$140,000 within 2016-17 for the installation of floodlighting at the park.

In the City's 2009 adopted 20 Year Strategic Financial Plan, funds were allocated for the refurbishment/redevelopment of Jack Kikeros Hall which is located near the beach on Ocean Parade, Burns Beach. In 2012, these funds were reallocated, without being increased, to the Bramston Park development project with the adoption of the new 2011-2031 20 Year Strategic Financial Plan. It is important to note that the proposed Bramston Park development project includes infrastructure in addition to a facility such as floodlighting, car park, playground and picnic/BBQ area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

If the funds for the floodlighting works were brought forward, based on the total project cost estimate, a further \$813,000 would be required to be allocated to this project to complete the works detailed in this report. It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development, in this case up to \$1,006,666.

Given the results of the initial consultation, it is suggested that further community consultation for the project is undertaken allowing the community another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013.

*It is therefore recommended that Council:*

- 1 *NOTES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, playground, BBQ/picnic area with drinking fountain, carpark and synthetic centre cricket wicket at Bramston Park as detailed in this Report at a project cost estimate of \$3,020,000;*
- 2 *REQUESTS the Chief Executive Officer to arrange for further community consultation as detailed in this Report for the Bramston Park development project to be conducted in June 2013;*
- 3 *NOTES the Bramston Park development project will be listed as part of the City's Community Sporting and Recreation Facility Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 24 September 2013 which will include the results of the further community consultation to be undertaken;*
- 4 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the development project at Bramston Park:*
  - 4.1 *\$317,000 within 2013-14 for detailed design of the project;*
  - 4.2 *\$1,750,000 within 2014-15 for construction of the project;*
  - 4.3 *\$140,000 within 2016-17 for floodlighting;*
- 5 *REQUESTS that the \$140,000 currently listed within 2016-17 of the City's Five Year Capital Works Budget for floodlighting at Bramston Park be brought forward and listed for consideration within 2014-15;*
- 6 *Subject to approval of the transfer of funds in Part 5 above REQUESTS that a further \$813,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Budget for the Bramston Park development project subject to a successful CSRFF grant application of \$1,006,666.*

## **BACKGROUND**

In the City's 2009 adopted 20 Year Strategic Financial Plan, funds were allocated for the refurbishment/redevelopment of Jack Kikeros Hall which is located near the beach on Ocean Parade, Burns Beach. In 2012, these funds were reallocated, without being increased, to the Bramston Park development project with the adoption of the new 2011-2031 20 Year Strategic Financial Plan. It is important to note that the proposed Bramston Park development project includes infrastructure in addition to a facility such as floodlighting, car park, playground and picnic/BBQ area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

Bramston Park is 3.93 hectares and is located on Bramston Vista Burns Beach (Attachment 1 refers). The park is classified as Crown Land currently managed by the developer (Peet Limited) and is due for handover to the City in July 2013. There are currently no facilities or floodlights at the park.

It is proposed that given the dimensions of Bramston Park, it be allocated to a rectangle sport for winter and a suitable summer sporting group. For a club to use this park successfully, infrastructure such as a community sporting facility and floodlighting is required. It is proposed that the facility would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities. Other infrastructure proposed for the site includes a carpark, BBQ/picnic area with drink fountain, cricket centre wicket and playground.

Community consultation was undertaken in August 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of over 39%. Just under 50% of respondents did not oppose the development of a community sporting facility and floodlighting at the site. Just over 50% of respondents did not oppose the car parking and there was strong support for the construction of a playground at Bramston Park.

At its meeting held on 11 December 2012 (CJ280-12/12 refers), Council resolved as follows:

*That Council:*

- 1 *NOTES the findings of the Community Consultation process undertaken for the Bramston Park project;*
- 2 *DOES NOT SUPPORT retaining all the bushland on the eastern boundary of Bramston Park;*
- 3 *DOES NOT SUPPORT the reclassification of the Bramston Park bushland as Bush Forever;*
- 4 *NOTES approximately half of the original Burns Beach Development site has been incorporated into Bush Forever Site 322 to the north;*
- 5 *NOTES Huxley Park located adjacent to Bramston Park is a 1.4 hectare bushland site which contains the same vegetation type as Bramston Park;*
- 6 *REQUESTS the City inform the lead petitioner of the Council's decision;*
- 7 *REQUESTS the Chief Executive Officer to arrange for the development of Concept Plans for the Bramston Park site with the inclusion of the following:*
  - 7.1 *Multipurpose Community Sporting Facility;*
  - 7.2 *Sports floodlights;*
  - 7.3 *Car parking;*
  - 7.4 *Playground;*
  - 7.5 *Promotes retention of the maximum portion of the bushland on the eastern boundary of Bramston Park that the proposed infrastructure will allow,*
- 8 *NOTES the Concept Plan will not include a temporary active playing surface on Lot 954 Bramston Vista, Burns Beach (proposed Primary School site);*

- 9 *NOTES the Concept Plan will be developed with consideration given to:*
- 9.1 *reducing antisocial behaviour and noise impact to residents residing in close proximity to Bramston Park;*
  - 9.2 *environmental sustainability design features, Access and Inclusion principles, Landscape Master Plan principles and 'Designing out Crime' planning guidelines,*
- 10 *BY AN ABSOLUTE MAJORITY, REVOKES Part 6 of its decision of 24 July 2012 (CJ137-07/12 refers) as follows:*
- “6 *REQUESTS that when preparing the design of the Bramston Park Clubroom/Community facility, that access and egress is to be from Burns Beach Road*”.

## **DETAILS**

### **Active open space review**

In 2011 Curtin University was engaged by the Department of Sport and Recreation to undertake research to determine if insufficient active reserves are being provided in the outer metropolitan suburbs of Perth for the purpose of accommodating organised sport.

The City of Joondalup was included in the study, but at the time of reporting, the newer suburbs of Iluka and Burns Beach were not included, as there was insufficient planning information for the area to determine the nature of the public open space that was to be provided. This information is now available and Curtin University were asked to update the data for Joondalup. The supplementary report is included as Attachment 5.

In summary, Burns Beach is one of the most 'active open space poor' of all of Joondalup's suburbs and is well below the determined guidelines for active open space. The development of Bramston Park as an active sporting park would assist in addressing the shortfall and spatial inequality of active open space in Burns Beach.

### **Site and concept plan**

Following the 11 December 2012 Council meeting, a site plan and facility floor plan were developed and are included as Attachments 2 and 3 respectively.

The site plan (Attachment 2 refers) indicates the layout of the proposed four new floodlights, carpark including 42 bays, community sporting facility, playground, BBQ/picnic area with drink fountain and synthetic centre cricket wicket.

The proposed facility design is based on the City's most recent new Community Sporting Facilities such as Seacrest Community Sporting Facility, Sorrento and Forrest Park Community Sporting Facility, Padbury. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk/kitchenette, two meeting areas of 52.5m<sup>2</sup> and 75m<sup>2</sup> both overlooking the oval, associated storage, CCTV room and covered spectator verandah area. It also includes a unisex 'park toilet' designed to include the automatic timed door lock system and is accessible without compromising the security of the remainder of the facility.

### Estimated capital project costs

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and is included as Attachment 4. A summary of the total project estimate has been broken down into the following components:

Item	Cost
Community sporting facility – building	\$992,470
Floodlighting	\$372,800
Playground	\$76,100
Synthetic centre cricket wicket	\$15,000
Picnic/BBQ area	\$26,390
Sports goals	\$16,000
Drink fountain	\$7,000
Bin wash down area	\$300
Paths/access ways	\$38,500
Site Services (gas, power, water, sewerage etc)	\$183,210
Photovoltaic (solar) panels	\$52,500
Access gate to oval	\$2,500
Earthworks / siteworks	\$133,150
Carpark – 42 bays	\$56,630
Retaining wall	\$6,800
Landscaping and irrigation	\$110,450
Western power headworks	\$22,050
Contingencies (design and building)	\$236,000
Escalation (to June 2014)	\$102,000
Professional fees	\$324,000
Approval fees	\$6,000
Preliminaries	\$213,150
Public artwork	\$27,000
<b>TOTAL PROJECT</b>	<b>\$3,020,000</b>

The City's Art and Memorabilia Collections Policy states that the State Government's 'Percent for Art Scheme' will be utilised when developing proposals for new public buildings and extensions over the value of \$100,000. This scheme uses an allocation of up to 1% of the estimated total cost of building project. The City's policy states that developers of public facilities will be encouraged to adopt this policy with projects being implemented according to the Public Art Implementation Process as determined by the Chief Executive Officer. Based on this, 1% of the estimated total cost of the project has been included.

### Issues and options considered

There are a number of options for consideration for the Bramston Park project in relation to further community consultation, works to be included in the project and external grant funding.

### External grant funding

It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. In order to construct the facilities in 2014-15 as per the City's Five Year Capital Works Program (and to meet CSRFF application deadlines), an application would need to be made to the next Forward Planning Grant funding round which closes on 30 September 2013. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development.

The City has the option to not submit an application for CSRFF and fund the project in full. Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If Council supports the project proceeding without external grant funding, a budget allocation for the whole project would be required in the event the grant funding application is unsuccessful.

### Community consultation

Development projects such as this would normally include two rounds of community consultation. The first, which was undertaken in August 2012, provided the local community with an opportunity to provide feedback on the proposed project. The second round of consultation seeks comment on the specific project details such as the site plan, facility components and any changes to the project as an outcome to the first round of consultation.

As part of the initial consultation, the City received a good response rate of over 39%. The results are summarised as follows:

- 43% support the construction of a community sporting facility.
- 43.8% support the installation of floodlighting.
- The construction of a car park was split almost equally between support/opposition.
- Over 70% support the installation of a playground.

An option for the project is to not conduct further consultation for the project. However, given the results of the initial consultation summarised above, it is recommended that the second round of consultation be undertaken. This will provide the community with another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

### Project works

Given the capital cost estimate for the total works either the whole project can be endorsed to proceed or if cost savings are required the following options are possible:

- Floodlighting - estimated cost of \$372,800. Currently there is \$140,000 listed within 2016-17 of the City's Five Year Capital Works Budget for floodlighting works at Bramston Park. Additional funds could be listed for consideration within the 2016-17 budget and these works staged to occur in that financial year.
- Playground, BBQ/picnic area – estimated at \$102,490. These works could be listed for consideration in a future year of the City's Five Year Capital Works Budget.
- Public artwork - estimated cost of \$27,000. Public artwork can either not be included in this project or could be listed for consideration in a future year of the City's operating budget.

- Photovoltaic (solar) panels – estimated cost of \$52,500. This could be listed for consideration in a future year of the City's Five Year Capital Works Budget. Photovoltaic panels installed at other similar facilities are currently saving the City approximately \$2,500 per facility per annum in utility costs.

Given the support received for a playground within the initial community consultation it is recommended it and the BBQ/picnic area remain part of the proposed development.

As there is a future budget allocation for floodlighting, an option is that these works be staged in 2016-17 with the additional funds required added for consideration.

Not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project at this time will reduce project costs by \$452,300. These items could be included in future budgets if required.

### **Legislation / Strategic Community Plan / policy implications**

**Legislation** Not applicable.

#### **Strategic Community Plan**

**Key theme** Community Wellbeing.

**Objective** Quality facilities.

**Strategic initiative**

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

**Policy** Not applicable.

### **Risk management considerations**

Any capital project brings risks in relation to contingencies and over runs against original design. The capital cost estimate is based on concept designs and may differ once further detailed designs are undertaken for the project.

There is also a risk associated with not undertaking further consultation on the project. Given the results of the initial consultation, it is recommended that the second round of consultation be undertaken.

This is intended to be one of several major projects for which the City will be seeking CSRFF funding in the next Forward Planning Grant funding round. They will effectively be competing against each other and there are significant risks that not all projects will be funded.

### Financial/budget implications

Currently listed in the City's Five Year Capital Works Program is \$317,000 for the detailed design stage of the project (2013-14) and \$1,750,000 for the construction works (2014-15) of which \$583,000 is funding from a proposed CSRFF grant. The total is \$2,067,000 for the overall project of which \$1,484,000 is City funds and \$583,000 a CSRFF grant. Also listed is \$140,000 within 2016-17 for the installation of floodlighting at the park which if brought forward to 2014-15 would bring the total project allocation to \$2,207,000.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$3,020,000 which includes detailed design, tender documentation, forward works and construction.

While a CSRFF application may result in a contribution of up to one-third for the works (in this case up to \$1,006,666), if Council supports the project proceeding without external grant funding, a budget allocation for the whole project would be required in the event the grant funding application is unsuccessful.

Based on the total project cost estimate, a further \$953,000 would be required to be allocated to this project to complete the works detailed in this report. By bringing forward the \$140,000 listed for floodlighting at Bramston Park to 2014-15 the additional required budget allocation for the project would be reduced to \$813,000.

If cost savings are required the following options are considered possible as previously discussed:

- Floodlighting - estimated cost of \$372,800.
- Playground, BBQ/picnic area – estimated at \$102,490.
- Public artwork - estimated cost of \$27,000.
- Photovoltaic (solar) panels – estimated cost of \$52,500.

Below is a summary of the options to undertake the whole project as outlined in this report (including bringing forward the budget funds for floodlighting) or for cost savings - not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project in 2014-15.

Option	Funding break-up	Existing project budget	Additional budget funds required	Estimated total cost (assuming a successful CSRFF application)
Full project (and bring forward budget funds for floodlighting)	City Funds	\$1,624,000	\$389,334	\$2,013,334
	CSRFF	<u>\$583,000</u>	<u>\$423,666</u>	<u>\$1,006,666</u>
	Grant	\$2,207,000	\$813,000	\$3,020,000
	Total			
Remove floodlighting; public artwork and solar panels	City Funds	\$1,484,000	\$227,800	\$1,711,800
	CSRFF	<u>\$583,000</u>	<u>\$272,900</u>	<u>\$855,900</u>
	Grant	\$2,067,000	\$500,700	\$2,567,700
	Total			

Based on a similar size building (Seacrest Park Community Sporting Facility) the net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000. The floodlighting, playground and synthetic centre wicket is estimated to cost \$7,600 per annum to maintain.

A breakdown of the proposed project is outlined below as a way of comparison to the size and cost of the Seacrest Park Community Sporting Facility project.

Project	Facility size	Facility cost per square metre	Total project cost	Comments
Bramston	512m <sup>2</sup>	\$1,909/m <sup>2</sup>	\$3,020,000	Total project includes building; floodlighting; playground; cricket wicket; car park; picnic/BBQ area.
Seacrest	616m <sup>2</sup>	\$1,950/m <sup>2</sup>	\$1,450,000	Total project includes building.

All amounts quoted in this report are exclusive of GST.

### **Regional significance**

Not applicable.

### **Sustainability implications**

#### Environmental

The developer of Burns Beach has allocated approximately half of the original 291 hectare development site as Bush Forever. The 144 hectare Bush Forever zone is located to the north of Burns Beach and has been incorporated into Bush Forever Site 322.

Any developments at Bramston Park will consider and minimise impact to important flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

#### Social

The project has included consultation with local residents to ensure that feedback received represents the diverse needs of the City's community. Any developments at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

#### Economic

One of the main principles of the City's Master Planning Framework is the development of 'shared' and 'multipurpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

### **Consultation**

Results of the initial community consultation were included in the report to Council at its meeting held on 11 December 2012 (CJ280-12/12 refers). A decision needs to be made whether further community consultation will be undertaken for this project.

## COMMENT

Based on the total project cost estimate, a further \$953,000 would be required to be allocated to this project to complete the works detailed in this Report in 2014-15. The budget allocation for this project was a reallocation of funds originally intended for the refurbishment/redevelopment of Jack Kikeros Hall. As the proposed Bramston Park development project includes infrastructure in addition to a facility it is reasonable to expect that the total project cost would be in excess of the budget amount that was originally intended for Jack Kikeros Hall.

By bringing forward the \$140,000 listed for floodlighting at Bramston Park to 2014-15 the additional required budget allocation for the project would be reduced to \$813,000.

While not including floodlighting, public artwork or installing photovoltaic (solar) panels as part of the project in 2014-15 will reduce project costs by \$452,300, it is recommended that all project works be undertaken at the same time.

An option for the project is to not conduct further consultation for the project. However, given the results of the initial consultation summarised above, it is recommended that the second round of consultation be undertaken. This will provide the community with another opportunity to make comment on the project with more detailed information such as site layout, basic facility design and proposed usage and management.

Provided any further community consultation is undertaken soon and the project timelines remain on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013.

## VOTING REQUIREMENTS

Simple Majority.

*The Committee raised the following issues in respect of the proposed design of the community sporting facility building at Bramston Park:*

- *The possibility of making a singular meeting room that is divided by a removable/temporary wall.*
- *The need to reduce the amount of storage space within the facility.*
- *The building needs to be designed in keeping with the urban feel of the adjoining residential area.*

## OFFICER'S RECOMMENDATION

That Council:

- 1 NOTES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, playground, BBQ/picnic area with drinking fountain, carpark and synthetic centre cricket wicket at Bramston Park as detailed in this Report at a project cost estimate of \$3,020,000;

- 2 REQUESTS the Chief Executive Officer to arrange for further community consultation as detailed in this Report for the Bramston Park development project to be conducted in June 2013;
- 3 NOTES the Bramston Park development project will be listed as part of the City's Community Sporting and Recreation Facility Fund (CSRFF) project submission report to be considered by Council at its meeting to be held on 24 September 2013 which will include the results of the further community consultation to be undertaken;
- 4 NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the development project at Bramston Park:
  - 4.1 \$317,000 within 2013-14 for detailed design of the project;
  - 4.2 \$1,750,000 within 2014-15 for construction of the project;
  - 4.3 \$140,000 within 2016-17 for floodlighting;
- 5 REQUESTS that the \$140,000 currently listed within 2016-17 of the City's Five Year Capital Works Budget for floodlighting at Bramston Park be brought forward and listed for consideration within 2014-15;
- 6 Subject to approval of the transfer of funds in Part 5 above REQUESTS that a further \$813,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Budget for the Bramston Park development project subject to a successful CSRFF grant application of \$1,006,666.

**MOVED Mayor Pickard, SECONDED Cr Hamilton-Prime that the Capital Works Committee requests the administration to investigate a revised design of the Bramston Park community sporting facility building to address the issues raised by the Committee at the meeting as well as to identify a future user group of the facility.**

**The Motion was Put and**

**CARRIED (7/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime, Ritchie and Taylor.

*Appendix 4 refers*

*To access this attachment on electronic document, click here: [Attach4agnCWC070513.pdf](#)*

## **ITEM 5                      HAWKER PARK, WARWICK - PROPOSED REDEVELOPMENT**

<b>WARD</b>	South	
<b>RESPONSIBLE DIRECTOR</b>	Mr Mike Tidy Corporate Services	
<b>FILE NUMBER</b>	27121, 101515	
<b>ATTACHMENT</b>	Attachment 1	Hawker Park aerial map
	Attachment 2	Proposed development site plan
	Attachment 3	Proposed clubroom floor plan
	Attachment 4	Project capital cost estimate breakdown
<b>AUTHORITY / DISCRETION</b>	Executive - The substantial direction setting and oversight role of Council, such as adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.	

---

### **PURPOSE**

For Council to consider the concept plan and estimated capital costs for the proposed redevelopment at Hawker Park, Warwick and endorse proceeding with the project.

### **EXECUTIVE SUMMARY**

Hawker Park, Warwick is classified as a 'Neighbourhood Park' as part of the City's existing Parks and Public Open Spaces Classification Framework and is located on Hawker Avenue, Warwick. The park is currently utilised by Warwick Greenwood Junior Football Club in winter and Warwick Greenwood Junior Cricket Club and Warwick Greenwood Senior Cricket Club in summer. Current infrastructure at the park includes a toilet/changeroom facility built in 1987, cricket centre wicket, '3 on 3' basketball practice hardstand, tennis 'hit up wall', playground, two floodlights and 42 car parking bays. The City currently spends an average of \$11,000 on operating expenses per annum on the existing facility.

In order to improve the facilities at Hawker Park and accommodate the needs of the local sporting clubs, it is proposed to replace the existing toilet/changeroom facility. The redeveloped facility will consist of toilet/changerooms, meeting room, kitchen/kiosk and storage areas. It is proposed that the facility would not only cater for the sporting groups using the oval but also be available to the wider local community for community based meetings and activities.

As part of the project, it is also proposed to construct synthetic cricket practice nets, upgrade the floodlighting, renew the existing tennis 'hit up wall' and '3 on 3' basketball hardstand area and relocate and replace the playground at the park.

Community consultation was undertaken in July 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of 33% with the majority of respondents supporting all the proposed works for the park.

At its meeting held on 18 September 2012 (CJ188-09/12 refers), Council considered the project and requested the development of concept plans for the proposed redevelopment.

A site plan and facility floor plan have been developed for the project and include the layout of the proposed four new floodlights, new facility, relocated playground, new tennis 'hit up wall', '3 on 3' basketball hardstand area and synthetic cricket practice nets. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk, 100m<sup>2</sup> meeting room that overlooks the oval, associated storage and covered spectator verandah area.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$2,740,000 which includes detailed design, tender documentation, forward works and construction. The net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000.

There are a number of options for consideration for the Hawker Park project in relation to further community consultation, works to be included in the project and external grant funding.

Currently listed in the City's Five Year Capital Works Program is \$167,000 for the detailed design stage of the project (2013-14) and \$1,500,000 for the construction works (2014-15). Also listed within 2014-15 is \$110,000 for the new playground equipment giving a total of \$1,777,000 for the overall project.

The budget allocation for the Hawker Park redevelopment project was based on the cost of the Seacrest Community Sporting Facility, Sorrento constructed in 2011. It is important to note that the proposed Hawker Park redevelopment project includes infrastructure in addition to a facility such as floodlighting, car park resurfacing, playground, synthetic cricket nets, tennis 'hit up wall' and '3 on 3' basketball hardstand area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally estimated.

Based on the total project cost estimate, a further \$963,000 would be required to be allocated to this project to complete the works detailed in this report. It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development, in this case up to \$913,333.

Given the support for the proposed works indicated as part of the initial consultation, it is suggested that further community consultation for the project does not need to be conducted.

Given the project timelines are on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013.

*It is therefore recommended that Council:*

- 1 *APPROVES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, relocated playground, new tennis 'hit up wall', '3 on 3' basketball hardstand area and synthetic cricket practice nets at Hawker Park as detailed in this Report at a capital cost estimate of \$2,740,000;*
- 2 *NOTES the Hawker Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013;*
- 3 *AGREES that further community consultation for the Hawker Park redevelopment project is not required and REQUESTS the Chief Executive Officer to arrange for project stakeholders and residents within 200 metres of the site to be advised of the results of the initial consultation, the support received for the development and decision to proceed with the project;*
- 4 *NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the redevelopment project at Hawker Park:*
  - 4.1 *\$167,000 within 2013-14 for detailed design of the project;*
  - 4.2 *\$1,500,000 within 2014-15 for construction of the project;*
  - 4.3 *\$110,000 within 2014-15 for new playground equipment;*
- 5 *REQUESTS that a further \$963,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Budget for the Hawker Park redevelopment project subject to a successful CSRFF grant application of \$913,333.*

## **BACKGROUND**

The budget allocation for the Hawker Park redevelopment project was based on the cost of the Seacrest Community Sporting Facility, Sorrento constructed in 2011. It is important to note that the proposed Hawker Park redevelopment project includes infrastructure in addition to a facility such as floodlighting, car park resurfacing, playground, synthetic cricket nets, tennis 'hit up wall' and '3 on 3' basketball hardstand area. It is therefore reasonable to expect that the total project cost for the proposed development project would be in excess of the budget amount that was originally estimated.

Hawker Park, Warwick is classified as a 'Neighbourhood Park' as part of the City's existing Parks and Public Open Spaces Classification Framework and is located on Hawker Avenue, Warwick (Attachment 1 refers). The park is currently utilised by Warwick Greenwood Junior Football Club in winter and Warwick Greenwood Junior Cricket Club and Warwick Greenwood Senior Cricket Club in summer. Current infrastructure at the park includes a toilet/changeroom facility built in 1987, cricket centre wicket, '3 on 3' basketball practice hardstand, tennis 'hit up wall', playground, two floodlights and 42 car parking bays. The City currently spends an average of \$11,000 on operating expenses per annum on the existing facility.

The main issues with the existing facilities at the park are the inadequate changerooms and lack of meeting space, kitchen and storage space for the clubs.

In order to improve the facilities at Hawker Park and accommodate the needs of the local sporting clubs, it is proposed to replace the existing toilet/changeroom facility. The redeveloped facility will consist of toilet/changerooms, meeting room, kitchen/kiosk and storage areas. The facility will cater for the sporting groups using the oval and also the wider local community for community based meetings and activities.

As part of the project it is also proposed to construct synthetic cricket practice nets, upgrade the floodlighting, renew the existing tennis 'hit up wall' and '3 on 3' basketball hardstand area and relocate and replace the playground at the park.

Community consultation was undertaken in July 2012, which provided the local community with an opportunity to provide feedback on the proposed project. The City received a good response rate of 33% with the majority of respondents supporting all the proposed works for the park.

At its meeting held on 18 September 2012 (CJ188-09/12 refers), Council resolved as follows:

*That Council:*

- 1 *NOTES the findings of the Community Consultation process undertaken for the Hawker Park project;*
- 2 *NOTES the timeline proposed for the Hawker Park project as detailed in this report;*
- 3 *NOTES the listing of \$1,500,000 within 2014/15 of the City's Five Year Capital Works Budget for construction of the proposed Community Sporting Facility and additional infrastructure;*
- 4 *REQUESTS the Chief Executive Officer to arrange for the development of Concept Plans for the Hawker Park site with the inclusion of the following:*
  - *Multipurpose Community Sporting Facility;*
  - *Four sports floodlights;*
  - *Three cricket practice nets;*
  - *Relocated playground adjacent to the Community Sporting Facility;*
  - *'3 on 3' basketball hardstand area;*
  - *Tennis 'hit up wall',*
- 5 *NOTES that the Concept Plan will be developed with consideration given to:*
  - (a) *reducing antisocial behaviour and noise impact to residents residing in close proximity to Hawker Park;*
  - (b) *environmental sustainability design features, Access and Inclusion principles, Landscape Master Plan principles and 'Designing out Crime' planning guidelines,*
- 6 *Subject to endorsement of the concept plan, AGREES to list for consideration an amount of \$225,000 as part of the 2013/14 Annual Budget for the development of detailed design and the preparation of tender documentation for the Hawker Park project.*

## DETAILS

### Site and concept plan

Following the 18 September 2012 Council meeting, a site plan and facility floor plan were developed and are included as Attachments 2 and 3 respectively.

The site plan (Attachment 2 refers) indicates the layout of the proposed four new floodlights, new facility, relocated playground, new tennis 'hit up wall', '3 on 3' basketball hardstand area and synthetic cricket practice nets.

The proposed facility design is based on the City's most recent new Community Sporting Facilities such as Seacrest Community Sporting Facility, Sorrento and Forrest Park Community Sporting Facility, Padbury. The facility floor plan (Attachment 3 refers) includes changerooms, umpire room, toilets, kitchen/kiosk, 100m<sup>2</sup> meeting room that overlooks the oval, associated storage and covered spectator verandah area. It also includes a unisex 'park toilet' designed to include the automatic timed door lock system and is accessible without compromising the security of the remainder of the facility.

### Estimated capital project costs

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and is included as Attachment 4. A summary of the total project estimate has been broken down into the following components:

Item	Cost
Community sporting facility – building	\$876,920
Floodlighting	\$388,500
Playground	\$67,350
Synthetic cricket practice nets	\$75,000
3 on 3 basketball pad	\$4,460
Tennis hit up wall	\$9,440
Drink fountain	\$11,590
Bin wash down area	\$220
Paths/access ways	\$35,000
Site Services (gas, power, water, sewerage etc)	\$83,600
Power upgrade	\$47,600
Photovoltaic (solar) panels	\$52,500
Demolition works	\$37,540
Earthworks / siteworks	\$34,270
Resurfacing existing carpark	\$50,000
Retaining wall	\$39,920
Landscaping and irrigation	\$66,910
Contingencies (design and building)	\$217,000
Escalation (to June 2014)	\$92,000
Professional fees	\$294,000
Approval fees	\$6,000
Temporary toilets/changerooms for the duration of the works	\$35,000
Preliminaries	\$191,180
Public artwork	\$24,000
<b>TOTAL PROJECT</b>	<b>\$2,740,000</b>

The original scope for the project was the inclusion of three synthetic cricket practice nets at the site. Given the size of the cricket clubs using Hawker Park it is proposed to install four synthetic cricket practice nets to allow for two teams to train at the same time. The cost difference is estimated at \$15,000 and the cost for four has been included in the breakdown above.

The City's Art and Memorabilia Collections Policy states that the State Government's 'Percent for Art Scheme' will be utilised when developing proposals for new public buildings and extensions over the value of \$100,000. This scheme uses an allocation of up to 1% of the estimated total cost of building project. The City's policy states that developers of public facilities will be encouraged to adopt this policy with projects being implemented according to the Public Art Implementation Process as determined by the Chief Executive Officer. Based on this 1% of the estimated cost has been included.

### **Issues and options considered**

There are a number of options for consideration for the Hawker Park project in relation to further community consultation, works to be included in the project and external grant funding.

#### External grant funding

It has been identified that this project would be suitable for consideration as part of the Department of Sport and Recreation's Community Sporting and Recreation Facilities Fund (CSRFF) program. In order to construct the facilities in 2014-15 as per the City's Five Year Capital Works Program (and to meet CSRFF application deadlines), an application would need to be made to the next Forward Planning Grant funding round which closes on 30 September 2013. The CSRFF program considers a contribution of up to one-third for projects that demonstrate an increase in sport participation as a result of the development.

The City has the option to not submit an application for CSRFF and fund the project in full. Given the project timelines are on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. It is however, necessary that the City includes a budget allocation for the whole project, in the event the application for CSRFF is unsuccessful.

#### Community consultation

Development projects such as this would normally include two rounds of community consultation. The first, which was undertaken in July 2012, provided the local community with an opportunity to provide feedback on the proposed project. The second round of consultation seeks comment on the specific project details such as the site plan, facility components and any changes to the project as an outcome to the first round of consultation.

As part of the initial consultation, the City directly consulted with residents within 200 metres of the site and received a good response rate of 33%. The results are summarised as follows:

- Over 70% think it is important for a tennis 'hit up wall' to remain.
- Over 78% think it is important for a '3 on 3' basketball hardstand area to remain.
- Over 62% prefer the playground to be relocated to adjacent to the proposed new facility rather than remain in the existing location.

- Over 83% support the construction of a new multi-purpose community sporting facility.
- Over 90% support the installation of new floodlighting.
- Over 72% support the installation of cricket practice nets.

Given the support for the proposed works as indicated in the initial consultation, one option for the project is to not undertake further consultation for the project. The risk associated with not undertaking further consultation on the project is in relation to ensuring that the local community that were engaged as part of the initial consultation are advised of this decision. Notably, as part of the initial consultation, those directly consulted were advised that if the project was endorsed to progress to the next stage then a concept plan would be released for community comment before the project progressed any further. This could be addressed by advising residents within 200 metres of the site and other project stakeholders of the results of the initial feedback, the support received for the project and decision to proceed with the project.

### Project works

Given the capital cost estimate for the total works either the whole project can be endorsed to proceed or if cost savings are required the following options are possible:

- Floodlighting - estimated cost of \$388,500. The upgrade of floodlighting at the park could be listed for consideration in a future year of the City's Five Year Capital Works Budget.
- Synthetic cricket practice nets - estimated cost of \$75,000. The installation of synthetic cricket practice nets at the park could be listed for consideration in a future year of the City's Five Year Capital Works Budget.
- '3 on 3' basketball pad and tennis 'hit up wall' - estimated cost of \$13,900. The installation of this infrastructure at the park could be listed for consideration in a future year of the City's Five Year Capital Works Budget.
- Resurfacing existing carpark- estimated cost of \$50,000. The resurfacing work could be listed for consideration in a future year of the City's Five Year Capital Works Budget.
- Public artwork - estimated cost of \$24,000. Public artwork can either not be included in this project or could be listed for consideration in a future year of the City's operating budget.
- Photovoltaic (solar) panels – estimated cost of \$52,500. These can be installed on the facility at a later stage if suitable and can also attract external grant funding to assist with the cost. Photovoltaic panels installed at other similar facilities are currently saving the City approximately \$2,500 per facility per annum in utility costs.

Given the importance of upgraded floodlighting and synthetic cricket practice nets to the existing sporting clubs using Hawker Park, it is recommended that these remain part of the proposed development.

Similarly, based on the '3 on 3' basketball pad and tennis hit up wall being existing facilities at the park; and support for them to be renewed; it is recommended these remain part of the proposed development.

Not resurfacing the existing carpark, including public artwork or installing photovoltaic (solar) panels as part of the project at this time will reduce project costs by \$126,500. These items could be included in future budgets if required.

**Legislation / Strategic Community Plan / policy implications**

**Legislation** Not applicable.

**Strategic Community Plan**

**Key theme** Community Wellbeing.

**Objective** Quality facilities.

**Strategic initiative**

- Support a long-term approach to significant facility upgrades and improvements.
- Understand the demographic context of local communities to support effective facility planning.
- Employ facility design principles that will provide for longevity, diversity and inclusiveness and where appropriate, support decentralising the delivery of City services.

**Policy** Not applicable.

**Risk management considerations**

Any capital project brings risks in relation to contingencies and over runs against original design. The capital cost estimate is based on concept designs and may differ once further detailed designs are undertaken for the project.

There is also a risk associated with not undertaking further consultation on the project. This issue could be addressed by advising all residents within 200 metres of the site and other key stakeholders of the results of the initial feedback, the support received for the project and decision to proceed with the project.

This is intended to be one of several major projects for which the City will be seeking CSRFF funding in the next Forward Planning Grant funding round. They will effectively be competing against each other and there are significant risks that not all projects will be funded.

**Financial/budget implications**

Currently listed in the City's Five Year Capital Works Program is \$167,000 for the detailed design stage of the project (2013-14) and \$1,500,000 for the construction works (2014-15) of which \$500,000 is funding from a proposed CSRFF grant. Also listed within 2014-15 is \$110,000 for new playground equipment. The total is \$1,777,000 for the overall project of which \$1,277,000 is City funds and \$500,000 a CSRFF grant.

Also listed within 2014-15 of the City's Five Year Capital Works Program is \$200,000 for sump beautification at the park. Irrigation upgrades have also been listed in the budget with \$97,000 listed in 2013-14 and \$120,000 listed in 2014-15. These works are not part of the redevelopment project, however have been scheduled to take place at the same time as the development.

While a CSRFF application may result in a contribution of up to one third for the works (in this case up to \$913,333), if Council supports the project proceeding without external grant funding, a budget allocation for the whole project would be required in the event the grant funding application is unsuccessful.

A quantity surveyor (QS) estimate has been undertaken based on the developed site and floor plans and totals \$2,740,000 which includes detailed design, tender documentation, forward works and construction.

Based on the total project cost estimate, a further \$963,000 would be required to be allocated to this project to complete the works detailed in this report.

If cost savings are required the following options are considered possible as previously discussed:

- Floodlighting - estimated cost of \$388,500.
- Cricket practice nets - estimated cost of \$75,000.
- '3 on 3' basketball pad and tennis 'hit up wall' - estimated cost of \$13,900.
- Resurfacing existing carpark- estimated cost of \$50,000.
- Public artwork - estimated cost of \$24,000.
- Photovoltaic (solar) panels – estimated cost of \$52,500.

Below is a summary of the option to undertake the whole project as outlined in this report or for cost savings - not including carpark resurfacing, public artwork or installing photovoltaic (solar) panels as part of the project in 2014-15.

Option	Funding break-up	Existing Project Budget	Additional budget funds required	Estimated total cost (assuming a successful CSRFF application)
Full project	City Funds	\$1,277,000	\$549,667	\$1,826,667
	CSRFF Grant	<u>\$500,000</u>	<u>\$413,333</u>	<u>\$913,333</u>
	Total	<u>\$1,777,000</u>	<u>\$963,000</u>	<u>\$2,740,000</u>
Remove carpark resurfacing; public artwork and solar panels	City Funds	\$1,277,000	\$465,333	\$1,742,333
	CSRFF Grant	<u>\$500,000</u>	<u>\$371,167</u>	<u>\$871,167</u>
	Total	<u>\$1,777,000</u>	<u>\$836,500</u>	<u>\$2,613,500</u>

Based on a similar size building (Seacrest Park Community Sporting Facility) the net operating cost of the new facility is estimated at \$24,000 per annum based on an expected income of \$13,000 and expenditure of \$37,000. The synthetic cricket practice nets are estimated to cost \$3,500 per annum to maintain.

A breakdown of the proposed project is outlined below as a way of comparison to the size and cost of the Seacrest Park Community Sporting Facility project.

Project	Facility size	Facility cost per square metre	Total project cost	Comments
Hawker	478m <sup>2</sup>	\$1,772/m <sup>2</sup>	\$2,740,000	Total project includes building; floodlighting; playground; cricket nets; '3 on 3' basketball; tennis hit up wall; car park resurfacing.
Seacrest	616m <sup>2</sup>	\$1,950/m <sup>2</sup>	\$1,450,000	Total project includes building.

All amounts quoted in this report are exclusive of GST.

## **Regional significance**

Not applicable.

## **Sustainability implications**

### Environmental

Any developments at Hawker Park will consider and minimise impact to important flora and fauna in the area. Facilities will be planned to reduce the impact of the carbon footprint and consider environmental sustainability design features.

### Social

The project has included consultation with local residents and user groups of the oval to ensure that feedback received represents the diverse needs of the City's community. Any developments at the site will consider access and inclusion principles and will aim to enhance the amenity of the public space.

### Economic

One of the main principles of the City's Master Planning Framework is the development of 'shared' and 'multipurpose' facilities to avoid duplication of facilities and reduce the ongoing maintenance and future capital expenditure requirements.

## **Consultation**

Results of the initial community consultation were included in the report to Council at its 18 September 2012 meeting (CJ188-09/12 refers). A decision needs to be made whether further community consultation will be undertaken for this project.

## **COMMENT**

Based on the total project cost estimate, a further \$963,000 would be required to be allocated to this project to complete the works detailed in this report. The budget allocation for this project was based on the cost of the Seacrest Community Sporting Facility, Sorrento. As the proposed Hawker Park redevelopment project includes infrastructure in addition to a facility it is reasonable to expect that the total project cost would be in excess of the budget amount that was originally estimated.

Not resurfacing the existing carpark, including public artwork or installing photovoltaic (solar) panels as part of the project at this time will reduce project costs by \$126,500. These items could be included in future budgets if required.

Given the support for the proposed works indicated as part of the initial consultation, it is suggested that further community consultation for the project does not need to be conducted. To ensure the community is adequately informed, project stakeholders and residents within 200 metres of the site could be advised of the results of the initial consultation, the support received for the development and decision to proceed with the project.

Given the project timelines are on schedule, it is recommended that a submission be made to the CSRFF Forward Planning Grant funding round. If supported, the project will be listed as part of the City's CSRFF project submission report to be considered by Council its meeting to be held on 24 September 2013.

## VOTING REQUIREMENTS

Simple Majority.

**MOVED Cr Ritchie, SECONDED Cr Hamilton-Prime that Council:**

- 1 APPROVES the proposed redevelopment project including construction of the community sporting facility, four new floodlights, relocated playground, new tennis 'hit up wall', '3 on 3' basketball hardstand area and synthetic cricket practice nets at Hawker Park as detailed in this Report at a capital cost estimate of \$2,740,000;**
- 2 NOTES the Hawker Park redevelopment project will be listed as part of the City's CSRFF project submission report to be considered by Council at its meeting to be held on 24 September 2013;**
- 3 AGREES that further community consultation for the Hawker Park redevelopment project is not required and REQUESTS the Chief Executive Officer to arrange for project stakeholders and residents within 200 metres of the site to be advised of the results of the initial consultation, the support received for the development and decision to proceed with the project;**
- 4 NOTES the following amounts are currently listed within the City's Five Year Capital Works Budget for the redevelopment project at Hawker Park:**
  - 4.1 \$167,000 within 2013-14 for detailed design of the project;**
  - 4.2 \$1,500,000 within 2014-15 for construction of the project;**
  - 4.3 \$110,000 within 2014-15 for new playground equipment;**
- 5 REQUESTS that a further \$963,000 be listed for consideration within 2014-15 of the City's Five Year Capital Works Budget for the Hawker Park redevelopment project subject to a successful CSRFF grant application of \$913,333.**

**The Motion was Put and**

**CARRIED (7/0)**

**In favour of the Motion:** Cr McLean, Mayor Pickard, Crs Amphlett, Corr, Hamilton-Prime, Ritchie and Taylor.

*Appendix 5 refers*

To access this attachment on electronic document, click here: [Attach5agnCWC070513.pdf](#)

**MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**REQUESTS FOR REPORTS FOR FUTURE CONSIDERATION**

Nil.

**CLOSURE**

There being no further business, the Presiding Member declared the Meeting closed at 6.55pm; the following Committee Members being present at that time:

Cr Tom McLean, JP  
Mayor Troy Pickard  
Cr Geoff Amphlett, JP  
Cr Brian Corr  
Cr Christine Hamilton-Prime  
Cr Teresa Ritchie  
Cr Philippa Taylor